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		FILED ON MAY 22, 2006
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6	and	
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12	E-Mail: <u>bkfilings@s-mlaw.com</u>	
12	Attorneys for Debtors and Debtors-in-Possession	
13	UNITED STATES BANKRU	IDTCV CALIDT
14	DISTRICT OF NE	
14	DISTRICT OF INE	
15	In re:	Case No. BK-S-06-10725 L
	USA COMMERCIAL MORTGAGE COMPANY,	Case No. BK-S-06-10726 L Case No. BK-S-06-10727 L
16	Debtor	Case No. DK-3-00-10/2/ L

In re:		
USA COMMERCIAL MORTGAGE COMPANY,		
,	Debtor.	
In re:		
USA CAPITAL REALTY ADVISORS, LLC,		
	Debtor.	
In re:		•
USA CAPITAL DIVERSIFIED TRUST DEED FUND	LLC,	
	Debtor.	
In re:		
USA CAPITAL FIRST TRUST DEED FUND, LLC,		
	Debtor.	
In re:		
USA SECURITIES, LLC,		
	Debtor.	
Affects:		
☐ All Debtors		
☐ USA Commercial Mortgage Company		
☐ USA Securities, LLC		
■ USA Capital Realty Advisors, LLC		
☐ USA Capital Diversified Trust Deed Fund, LLC		
☐ USA First Trust Deed Fund, LLC		

-10725 LBR -10726 LBR -10727 LBR Case No. BK-S-06-10728 LBR Case No. BK-S-06-10729 LBR

Chapter 11

Jointly Administered Under Case No. BK-S-06-10725 LBR

MONTHLY OPERATING REPORT (AFFECTS USA CAPITAL REALTY ADVISORS, LLC)

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEVADA

	1	1		
In re:	USA Capital Realty Advisors, LLC	Case No.	06-10726-LBR	
		CHAPTER 11 MONTHLY OPERAT (GENERAL BUSINES		
	SUMMARY OF	FINANCIAL STAT	rus	
,	MONTH ENDED: <u>04/30/06</u>	PETITION DATE:	04/13/06	
1	Debtor in possession (or trustee) hereby submits this Monthly Ope the Office of the U S Trustee or the Court has approved the Cash Dollars reported in \$1			f checked here
	Donais reported in <u>si</u>	End of Current	End of Prior	
2	Asset and Liability Structure	Month	<u>Month</u>	As of April 13, 2006
	a Current Assets			
	b Total Assets - See Note 2 below c Current Liabilities	<u>\$0</u> \$0	\$0	
	d Total Liabilities - See Note 2 below	\$0		
	**************************************	**************************************	PT	Cumulative
3	Statement of Cash Receipts & Disbursements for Month	Current Month	Prior Month	(Case to Date)
	a Total Receipts	\$0		\$0
	b Total Disbursements	\$0 \$0		\$0 \$0
	c Excess (Deficiency) of Receipts Over Disbursements (a - b) d Cash Balance Beginning of Month	\$122,706	\$0	\$122,706
	e Cash Balance End of Month (c + d)	\$122,706	\$0	\$122,706
				Cumulative
		Current Month	Prior Month	(Case to Date)
4	Profit/(Loss) from the Statement of Operations			
5	Account Receivables (Pre and Post Petition)	\$0	***************************************	
6 7	Post-Petition Liabilities Past Due Post-Petition Account Payables (over 30 days)	\$0 \$0		
1	1 asi Dae 1 osi-1 entidii Account 1 ayames (over 50 days)	40		
At the	e end of this reporting month:		Yes	<u>No</u>
8	Have any payments been made on pre-petition debt, other than pay			X
	course to secured creditors or lessors? (if yes, attach listing includ	ing date of		
9	payment, amount of payment and name of payee) Have any payments been made to professionals? (if yes, attach lis	sting including data of		.,
9	payment, amount of payment and name of payee)	sting including date of		<u>X</u>
10	If the answer is yes to 8 or 9, were all such payments approved by	the court?		
11	Have any payments been made to officers, insiders, shareholders,			X
	attach listing including date of payment, amount and reason for pa		:)	
12	Is the estate insured for replacement cost of assets and for general	liability?		X
13 14	Are a plan and disclosure statement on file? Was there any post-petition borrowing during this reporting period	.t?	***************************************	X
	., ,		<u> </u>	
15	· · · · · · · · · · · · · · · · · · ·	ustee Quarterly Fees	_; Check if filing is current	for: Post-petition
	tax reporting and tax returns:	t m		
	(Attach explanation, if post-petition taxes or U.S. Trustee Quarter reporting and tax return filings are not current.)	ry rees are not paid curren	it or it post-petition tax	
	Toporting and the rotal inner in not out out of		1.	
I dool	v- day day of I have reviewed the above removed	. d attachad Gassaid states		
	are under penalty of perjury I have reviewed the above summary an e these documents are correct	iu anaciicu manciai staten	nones, and after making reaso	маоте mquiry
301101	- 1.752 2020Mileto M. P. Vollage	一 大	X / / / / /	`
		(())	/	and the second s
Date:		1-+	t V	
		Responsible Individua		

STATEMENT OF OPERATIONS

(General Business Case)

For the Month Ended 04/30/06

SUBJECT	TO	EXTE	NSION
---------	----	------	-------

WARRANT CONTRACTOR OF THE PARTY	Current Month			G 1.0	NI 4 N. F. 41
Actual	Forecast	Variance	_	Cumulative (Case to Date)	Next Month Forecast
		ro.	Revenues:		
		\$0 \$0	Gross Sales less: Sales Returns & Allowances		<u></u>
\$0	\$0	50	3 Net Sales	\$0	\$0
\$0		<u>50</u>	4 less: Cost of Goods Sold (Schedule 'B')		
\$0	\$0	\$0	5 Gross Profit	\$0	\$0
<u> </u>		\$0	6 Interest		
		\$0	7 Other Income:		
		\$0	8	V	
	***************************************	\$0	9		
\$0	\$0	\$0	10 Total Revenues	\$0	\$0
20			10 Iotal Revenues	20	
			Expenses:		
		\$0	11 Compensation to Owner(s)/Officer(s)		
		\$0	12 Salaries		
***************************************		\$0	13 Commissions		
		\$0	14 Contract Labor		
			Rent/Lease:		
		\$0	15 Personal Property		
· · · · · · · · · · · · · · · · · · ·		<u>\$0</u> \$0	16 Real Property	·	
		\$0	17 Insurance 18 Management Fees		
······		<u>50</u>	19 Depreciation		
			Taxes:		
		\$0	20 Employer Payroll Taxes		
		\$0	21 Real Property Taxes	•	
		\$0	22 Other Taxes	· · · · · · · · · · · · · · · · · · ·	
***************************************		\$0	23 Other Selling	······································	
***************************************		\$0	24 Other Administrative		
		\$0	25 Interest		
		\$0	26 Other Expenses:	***************************************	
		\$0	27		
		\$0	28		
www		\$0	29		•
		<u>\$0</u>	30 31	***************************************	***************************************
		\$0	32		***************************************
	***************************************	\$0	33		
		\$0	34		
	*************************************		ALSO LA CONTRACTOR DE CONTRACT		
\$0	\$0	<u>\$0</u>	35 Total Expenses	\$0_	\$0
				***	••
\$0	\$0	\$0	36 Subtotal	\$0_	\$0
			Reorganization Items:		
		\$0	37 Professional Fees		
<u> </u>		\$0	38 Provisions for Rejected Executory Contracts		
		\$0	39 Interest Earned on Accumulated Cash from		
			Resulting Chp 11 Case		
		<u>\$0</u>	40 Gain or (Loss) from Sale of Equipment		
	WWW.W.	\$0	41 U.S. Trustee Quarterly Fees		
		\$0	42		
\$0_	\$0	\$0	43 Total Reorganization Items	\$0	\$0
	<u> </u>				
\$0_	\$0		44 Net Profit (Loss) Before Federal & State Taxes	\$0	\$0_
		\$0	45 Federal & State Income Taxes		
02	\$0	<u> </u>	46 Net Profit (Loss)	<u>\$0</u>	<u> </u>

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BALANCE SHEET

SUBJECT TO EXTENSION

(General Business Case)

For the Month Ended 04/30/06

Ass	eets	~ ~	N. F. 187.
	Current Assets	From Schedules	Market Value
	Current Assets		
1	Cash and cash equivalents - unrestricted		
2	Cash and cash equivalents - restricted		
3	Accounts receivable (net)	Α	\$0
4	Inventory	В	\$0
5	Prepaid expenses		
6	Professional retainers		
7	Other:		<u></u>
8			
9	Total Current Assets		\$0
	Property and Equipment (Market Value)		
10	Real property	С	\$0
11	Machinery and equipment	D	\$0
1.2	Furniture and fixtures	D	\$0
13	Office equipment	D	\$0
14	Leasehold improvements	D	\$0
15	Vehicles	D	\$0
16	Other:	D	
17		D	
18			
19		D	
20		r)	
21	Total Property and Equipment		\$0
	Other Assets		
22	Loans to shareholders		
23	Loans to affiliates		
24			
25			Market 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
26			
27		······································	
28	Total Other Assets		\$0
29	Total Assets		\$0

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

Liabilities and Equity (General Business Case)

SUBJECT TO EXTENSION

Liabilities From Schedules

Post-Petition

Current Liabilities

30	Salaries and wages		
31	Payroll taxes		
32	Real and personal property taxes	***************************************	
33	Income taxes		
34	Sales taxes	***************************************	
35	Notes payable (short term)	annuman .	
36	Accounts payable (trade)	Α	\$0
37	Real property lease arrearage	***************************************	
38	Personal property lease arrearage	***************************************	
39	Accrued professional fees		
40	Current portion of long-term post-petition debt (due wit	hin 12 months)	
41			
42		ere stronger	
43			
- 1 -3			
44	Total Current Liabilities		\$0
45	Long-Term Post-Petition Debt, Net of Current Portion		
46	Total Post-Petition Liabilities		\$0
	Pre-Petition Liabilities (allowed amount)		
47	Secured claims	F	\$0
48	Priority unsecured claims	F	\$0
49	General unsecured claims - See Note 2 on Summary	F	· · · · · · · · · · · · · · · · · · ·
	·		
50	Total Pre-Petition Liabilities		\$0
51	Total Liabilities	шиничн	\$0
	Equity (Deficit)		
52	Retained Earnings/(Deficit) at time of filing		
53	Capital Stock		· · · · · · · · · · · · · · · · · · ·
54	Additional paid-in capital		
55	Cumulative profit/(loss) since filing of case	***************************************	
56	Post-petition contributions/(distributions) or (draws)		
57			
58	Market value adjustment		
59	Total Equity (Deficit)		\$0
60	Total Liabilities and Equity (Deficit)	<u></u>	\$0

SCHEDULES TO THE BALANCE SHEET

(General Business Case)

Schedule A

Accounts Receivable and (Net) Payable

Accounts Receivable

Receivables and Payables Agings		[Pre and Post Petition]	[Post Petition]	Post Petition Debt
0 -30 Days				
31-60 Days				
61-90 Days				\$0
91+ Days				
Total accounts receivable/payable		\$0	\$0	
Allowance for doubtful accounts		No. of the state o		
Accounts receivable (net)		\$0		
, recounts receives to (nex)				
	S	chedule B		
	Inventory	Cost of Goods Sold		
Types and Amount of Inventory(ies)		Cost of Goods Sold		
	Inventory(ies)			
	Balance at			
	End of Month	Inventory Beginning of M	onth	
	•	Add -		Management 2 197 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Retail/Restaurants -		Net purchase		
Product for resale		Direct labor		
		Manufacturing overhead		
Distribution -		Freight in		
Products for resale		Other:		W
1 Toddets for resare				
Manufacturer -				
Raw Materials		_		
Work-in-progress		Less -		
Finished goods		Inventory End of Month		
	-	Shrinkage		
Other - Explain		Personal Use		
		Cost of Goods Sold		ድስ
TOTAL	\$0			<u>\$0</u>
Method of Inventory Control		Inventory Valuation Meth		
Do you have a functioning perpetual inv Yes No	ventory system?	Indicate by a checkmark me	thod of inventory used	1.
How often do you take a complete phys	ical inventory?	Valuation methods -		
		FIFO cost		
Weekly		LIFO cost	····	-
Monthly		Lower of cost or market		
Quarterly		Retail method		
Semi-annually		Other		
Annually		Explain		_
Date of last physical inventory was		-		
	7			
Date of next physical inventory is				

Past Due

Accounts Payable

Schedule C Real Property

Description	_	Cost	Market Value
	- -		
	- -		
Total	_	\$0	\$0
Othe	Schedule D r Depreciable Assets		
Description Machinery & Equipment -		Cost	Market Value
	_ _ _		
Total	_	\$0	\$0
Furniture & Fixtures -			
	 		
Total	_	\$0	\$0
Office Equipment -	_		
Total	-	\$0	\$0
Leasehold Improvements -			
	_ _		
Total	- -	\$0	\$0
Vehicles -			
Total	<u>-</u>	\$0	\$0

Schedule E Aging of Post-Petition Taxes (As of End of the Current Reporting Period)

Taxes Payable	0-30 Days	31-60 Days	61-90 Days	91+ Days	<u>Total</u>
Federal	,,,,,				
Income Tax Withholding					\$0
FICA - Employee					\$0
FICA - Employer					\$0
Unemployment (FUTA)					\$0
Income					<u>\$0</u>
Other (Attach List)					<u>\$0</u>
Total Federal Taxes	\$0	\$0	\$0	\$0	<u>\$0</u>
State and Local					
Income Tax Withholding					\$0_
Unemployment (UT)					\$0
Disability Insurance (DI)					\$0_
Empl. Training Tax (ETT)					<u>\$0</u>
Sales					\$0_
Excise					\$0_
Real property					<u>\$0</u>
Personal property					\$0
Income					<u>\$0</u>
Other (Attach List)					\$0
Total State & Local Taxes	\$0	\$0	\$0	\$0_	\$0
Total Taxes	\$0	\$0	\$0	\$0	<u>\$0</u>

Schedule F Pre-Petition Liabilities

	Claimed	Allowed
List Total Claims For Each Classification -	<u>Amount</u>	Amount (b)
Secured claims (a)		
Priority claims other than taxes		
Priority tax claims		
General unsecured claims - See Note 2 on Summary Page		

- (a) List total amount of claims even it under secured.
- (b) Estimated amount of claim to be allowed after compromise or litigation. As an example, you are a defendant in a lawsuit alleging damage of \$10,000,000 and a proof of claim is filed in that amount. You believe that you can settle the case for a claim of \$3,000,000. For Schedule F reporting purposes you should list \$10,000,000 as the Claimed Amount and \$3,000,000 as the Allowed Amount.

Schedule G Rental Income Information Not applicable to General Business Cases

Schedule H Recapitulation of Funds Held at End of Month

	Account 1	Account 2	Account 3	Account 4
Bank				
Account Type				
Account No.				
Account Purpose				
Balance, End of Month				
Total Funds on Hand for all Accounts	<u>\$0</u>			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Increase/(Decrease) in Cash and Cash Equivalents

For the Month Ended 04/30/06

		Actual <u>Current Month</u>	Cumulative (Case to Date)
Ca	sh Receipts		
1	Rent/Leases Collected		
2	Cash Received from Sales		
3	Interest Received		
4	Borrowings		
5	Funds from Shareholders, Partners, or Other Insiders		
6	Capital Contributions	make the control of t	
7			
8			
9			
10		Annual Annua	
11			
12	Total Cash Receipts	\$0	\$0
Ca	sh Disbursements		
13	Payments for Inventory		
14	Selling		20-00-00-00-00-00-00-00-00-00-00-00-00-0
15	Administrative		
16	Capital Expenditures		
17	Principal Payments on Debt		
18	Interest Paid		
	Rent/Lease:		
19	Personal Property		
20	Real Property		
	Amount Paid to Owner(s)/Officer(s)	Visit Annual Control of Control o	
21	Salaries		
22	Draws		
23	Commissions/Royalties		
24	Expense Reimbursements	MANAGEMENT AND THE STATE OF THE	
25	Other	······································	***************************************
26	Salaries/Commissions (less employee withholding)		
27	Management Fees		
	Taxes:		
28	Employee Withholding		
29	Employer Payroll Taxes	**************************************	······································
30	Real Property Taxes		
31	Other Taxes	P	
32	Other Cash Outflows:		
33	Other Cash Carriows.	and articles had been been been the been been been been been been been be	
34		**************************************	
35			
36			
37			
38	Total Cash Disbursements:	\$0	\$0
39 Ne	et Increase (Decrease) in Cash	\$0	\$0
40 Ca	nsh Balance, Beginning of Period	\$122,706	\$122,706
41 C :	ash Balance, End of Period	\$122,706_	\$122,706
,	•		

STATEMENT OF CASH FLOWS

(Optional) Increase/(Decrease) in Cash and Cash Equivalents

For the Month Ended 04/30/06

Cash Flows From Reorganization Items Interest Received on Cash Accumulated Due to Chp 11 Case Professional Fees Paid for Services in Connection with Chp 11 Case U S Trustee Quarterly Fees Interest Received on Cash Accumulated Due to Chp 11 Case U S Trustee Quarterly Fees Interest Cash Provided (Used) by Reorganization Items Interest Cash Provided (Used) by Reorganization Items Interest Cash Provided (Used) for Operating Activities and Reorganization Items Interest Cash Provided (Used) for Operating Activities Cash Flows From Investing Activities Received Interest Cash Provided (Used) by Investing Activities Interest Cash Flows From Financing Activities Interest From Fin	Ca	sh Flows From Operating Activities	Actual <u>Current Month</u>	Cumulative (Case to Date)
Interest Received	1	Cash Received from Sales		
Cach Paid for Sulpiplicrs Cach Paid for Sulping Expenses Cach Paid for Administrative Expenses Cach Paid for Administrative Expenses Cach Paid for Rentsof. Caches Cach Paid for Rentsof. Caches Cach Paid for Interest Cach Paid for Note Peyroll and Benedits Cach Paid for Note Paid Peppinted to Tax Acet Employer Payroll Tax Employer Payroll Tax Employer Payroll Tax Employer Withholdings Read Property Taxes Cach Paid for General Expenses Cach Paid for General Expenses Caches Paid for General Expenses Net Cach Provided (Used) by Operating Activities before Reorganization Items Net Cach Provided (Used) by Reorganization Items Net Cach Provided (Used) by Reorganization Items Net Cach Provided (Used) by Investing Activities and Reorganization Items Net Cach Provided (Used) by Investing Activities Provided (Used) by Investing Activities Net Cach Flows From Financing Activities Net Borrowing Steep Indiders Net Cach Provided (Used) by Investing Activities Net Cach Provided (Used) by Investing Activities Net Caches Flows From Financing Activities Net Cach Provided (Used) by Investing Activities Net Caches Flows From Financing A				
5 Cash Paid for Selling Expenses Cash Paid for Administrative Expenses 6 Cash Paid for Administrative Expenses Cash Paid for Administrative Expenses 7 Personal Property ————————————————————————————————————	-	***************************************		
Cash Paid for Administrative Expenses Cash Paid for RentireLease 7 Personal Property 8 Real Property 9 Cash Paid for Interest 1 Cash Paid for Interest 1 Cash Paid for Net Payroll and Benefits Cash Paid for Net Payroll and Benefits 1 Cash Paid for Taxes Paid/Depaided to Tax Acet 1 Employer Payroll 1 as 1 Employer Payroll 1 as 2 Employer Withholdings 1 Real Property Faces 2 Cash Paid for General Expenses 3 Cash Paid for General Expenses 4 Cash Paid for General Expenses 5 Cash Paid for General Expenses 6 Cash Paid for General Expenses 7 Net Cash Provided (Used) by Operating Activities before Reorganization Rems 8 Interest Received on Cash Accumulated Due to Chp 11 Case 9 Professional Face Faid for Services in Connection with Chp 11 Case 1 U S Trustee Quararry Fees 1 Net Cash Provided (Used) by Reorganization Rems 2 Net Cash Provided (Used) by Reorganization Rems 3 Net Cash Provided (Used) by Investing Activities 4 Capital Expenditures 5 Proceeds from States of Capital Goods due to Chp 11 Case 1 Net Cash Provided (Used) by Investing Activities 3 Net Servines (Capital Expenditures 5 Proceeds from States of Capital Goods due to Chp 11 Case 2 Net Cash Provided (Used) by Investing Activities 3 Net Servines (Except Indices) 4 Net Cash Provided (Used) by Investing Activities 5 Net Servines (Except Indices) 5 Net Cash Provided (Used) by Investing Activities 6 Net Bernowings (Except Indices) 7 Net Cash Provided (Used) by Investing Activities 8 Net Bernowings (Except Indices) 8 Net Bernowings (Except Indices) 9 Net Cash Provided (Used) by Financing Activities 9 Net Cardinal Provided (Used) by Financing Activities 9 Net Cardinal Provided (Used) by Financing Activities 9 Net Cash Equivalents at Enginning of Month States 9 States and Cash Equivalents at States 9 States and Cash Equival			<u> </u>	•
Cash Paid for Rents/Lesses:			***************************************	<u> </u>
Personal Property Cash Paid for Interest Cash Paid for Interest Cash Paid for Interest Cash Paid for Net Previoled (Used) by Operating Activities and Reorganization Items So	0		***************************************	
Real Property Cash Paid for Net Payroll and Benefits Cash Paid for Services Cash Paid for Paces Paid/Deposited to Tax Acet Cash Paid for Faces Paid/Deposited to Tax Acet Cash Paid for Faces Paid/Deposited to Tax Acet Cash Paid for Faces Paid/Deposited for Faces Cash Paid for Faces Paid/Deposited for Faces Cash Paid for Faces Paid/Deposited for Faces Cash Paid for General Expenses Cash Paid for Services in Connection with Clip 11 Case Cash Provided (Used) by Operating Activities Cash Provided (Used) by Reorganization Items So	7			
Cash Paid for Interest				
Cash Paid for Net Payroll and Benefits Cash Paid for Net Payroll and Benefits Cash Paid for Owner(s)/Officer(s) Safaries S				
Cash Paid to Owner(s)/Officer(s)				
1	to			
12	11			
13 Commissions/Royaltics				
Expense Reimbursements				
15 Other Cash Project Witholdings Cash Paid for Taxes Paid/Deposited to Tax Acet				
Cash Paid for Taxes Paid/Deposited to Tax Acet		•		
16	13			
17	16			
Real Property Taxes				-
Other Taxes Cash Paid for General Expenses Cash Provided (Used) by Operating Activities before Reorganization Items So				
Cash Paid for General Expenses Cash Paid for General Expenses Cash Paid for General Expenses				
21				
22 23 24 25 26 27 Net Cash Provided (Used) by Operating Activities before Reorganization Items 50 50 50 50 50 50 50 50 50 50 50 50 50		Cash Find for General Expenses		
23 24 25 26 27 Net Cash Provided (Used) by Operating Activities before Reorganization Items \$0				
24 25 26 27 Net Cash Provided (Used) by Operating Activities before Reorganization Items				•
25 Net Cash Provided (Used) by Operating Activities before Reorganization Items \$0				
Net Cash Provided (Used) by Operating Activities before Reorganization Items 28				
Net Cash Provided (Used) by Operating Activities before Reorganization Items 28 Interest Received on Cash Accumulated Due to Chp 11 Case 29 Professional Fees Paid for Services in Connection with Chp 11 Case 30 US Trustee Quarterly Fees 31 Services Interest Provided (Used) by Reorganization Items 32 Net Cash Provided (Used) by Reorganization Items 33 Net Cash Provided (Used) for Operating Activities and Reorganization Items 34 Capital Expenditures 35 Proceeds from Sales of Capital Goods due to Chp 11 Case 36 Provided (Used) by Investing Activities 37 Net Cash Provided (Used) by Investing Activities 38 Net Borrowings (Except Insiders) 39 Net Borrowings (Except Insiders) 39 Net Borrowings (Except Insiders) 30 Net Cash Provided (Used) by Finnering Activities 31 Net Cash Provided (Used) by Finnering Activities 32 Net Borrowings (Except Insiders) 33 Net Cash Provided (Used) by Finnering Activities 34 Net Cash Provided (Used) by Finnering Activities 35 Net Borrowings (Except Insiders) 36 Net Cash Provided (Used) by Finnering Activities 37 Net Cash Provided (Used) by Finnering Activities 38 Net Cash Provided (Used) by Finnering Activities 39 Net Cash Provided (Used) by Finnering Activities 30 So 30 So 41 Net Cash Provided (Used) by Finnering Activities 42 So 43 Net Cash Provided (Used) by Finnering Activities 44 Net Increase (Decrease) in Cash and Cash Equivalents 45 Cash and Cash Equivalents at Beginning of Month 46 S122,706 S122,706				
29 Professional Fees Paid for Services in Connection with Chp 11 Case 30 US Trustee Quarterly Fees 31 Set Cash Provided (Used) by Reorganization Items 32 Net Cash Provided (Used) for Operating Activities and Reorganization Items 33 Net Cash Provided (Used) for Operating Activities and Reorganization Items 34 Capital Expenditures 35 Proceeds from Sales of Capital Goods due to Chp 11 Case 36 Proceeds from Sales of Capital Goods due to Chp 11 Case 37 Net Cash Provided (Used) by Investing Activities 38 Net Borrowings (Except Insiders) 39 Net Borrowings (Except Insiders) 39 Net Borrowings from Shareholders. Partners, or Other Insiders 40 Capital Contributions 41 Principal Payments 42 Principal Payments 43 Net Cash Provided (Used) by Financing Activities 45 So So So 46 Net Increase (Decrease) in Cash and Cash Equivalents 47 So			\$0	\$0
S Trustee Quarterly Fees		Interest Received on Cash Accumulated Due to Chp 11 Case		
31 Net Cash Provided (Used) by Reorganization Items 32 Net Cash Provided (Used) for Operating Activities and Reorganization Items 33 Net Cash Provided (Used) for Operating Activities 34 Capital Expenditures 35 Proceeds from Sales of Capital Goods due to Chp 11 Case 36 Proceeds from Sales of Capital Goods due to Chp 11 Case 37 Net Cash Provided (Used) by Investing Activities 38 Net Borrowings (Except Insiders) 39 Net Borrowings (Except Insiders) 40 Capital Contributions 41 Principal Payments 42 Principal Payments 43 Net Cash Provided (Used) by Financing Activities 44 Net Increase (Decrease) in Cash and Cash Equivalents 45 Cash and Cash Equivalents at Beginning of Month 50 \$122,706 \$122,706				
Net Cash Provided (Used) by Reorganization Items So So So Cash Flows From Investing Activities Capital Expenditures Proceeds from Sales of Capital Goods due to Chp 11 Case Net Cash Provided (Used) by Investing Activities Net Cash Provided (Used) by Investing Activities Net Borrowings (Except Insiders) Net Borrowings (Except Insiders) Net Borrowings (Except Insiders) Net Borrowings from Shareholders. Partners, or Other Insiders Net Capital Contributions Net Cash Provided (Used) by Financing Activities Net Cash Provided (Used) by Financing Activities Net Capital Contributions Net Cash Provided (Used) by Financing Activities Net Cash Provided (Used) by Financing Activities So So So Ash Net Cash Provided (Used) by Financing Activities So		U.S. Trustee Quarierly Fees		
\$ Net Cash Provided (Used) for Operating Activities and Reorganization Items Cash Flows From Investing Activities Capital Expenditures Proceeds from Sales of Capital Goods due to Chp 11 Case Net Cash Provided (Used) by Investing Activities Net Borrowings (Except Insiders) Net Borrowings (Except Insiders) Net Borrowings from Shareholders. Partners, or Other Insiders Capital Contributions Principal Payments Net Cash Provided (Used) by Financing Activities Net Road Cash Provided (Used) by Financing Activities So S	31	****		
Cash Flows From Investing Activities 34	32	Net Cash Provided (Used) by Reorganization Items	\$0	\$0
Cash Flows From Financing Activities Net Borrowings (Except Insiders) Net Borrowings from Shareholders. Partners, or Other Insiders Capital Contributions Principal Payments Net Cash Provided (Used) by Financing Activities Net Increase (Decrease) in Cash and Cash Equivalents Cash and Cash Equivalents at Beginning of Month Substitute Su	33 Ne	t Cash Provided (Used) for Operating Activities and Reorganization Items	\$0	\$0
Proceeds from Sales of Capital Goods due to Chp 11 Case	Ca	sh Flows From Investing Activities		
Proceeds from Sales of Capital Goods due to Chp 11 Case	34	Capital Expenditures		
Net Cash Provided (Used) by Investing Activities Cash Flows From Financing Activities Net Borrowings (Except Insiders) Net Borrowings from Shareholders. Partners, or Other Insiders Capital Contributions Principal Payments Net Cash Provided (Used) by Financing Activities Net Increase (Decrease) in Cash and Cash Equivalents Cash and Cash Equivalents at Beginning of Month \$122,706\$				
Cash Flows From Financing Activities Net Borrowings (Except Insiders) Net Borrowings from Shareholders. Partners, or Other Insiders Capital Contributions Principal Payments Net Cash Provided (Used) by Financing Activities Net Increase (Decrease) in Cash and Cash Equivalents So So Cash and Cash Equivalents at Beginning of Month S122,706 \$122,706				
Net Borrowings (Except Insiders) Net Borrowings from Shareholders. Partners, or Other Insiders Capital Contributions Principal Payments Net Cash Provided (Used) by Financing Activities Net Increase (Decrease) in Cash and Cash Equivalents So	37	Net Cash Provided (Used) by Investing Activities	\$0	\$0
Net Borrowings (Except Insiders) Net Borrowings from Shareholders. Partners, or Other Insiders Capital Contributions Principal Payments Net Cash Provided (Used) by Financing Activities Net Increase (Decrease) in Cash and Cash Equivalents So	Ca	sh Flows From Kinancing Activities		
Net Borrowings from Shareholders. Partners, or Other Insiders Capital Contributions Principal Payments Net Cash Provided (Used) by Financing Activities Net Increase (Decrease) in Cash and Cash Equivalents So				
40 Capital Contributions 41 Principal Payments 42 September 143 Net Cash Provided (Used) by Financing Activities So So So 44 Net Increase (Decrease) in Cash and Cash Equivalents So So So 45 Cash and Cash Equivalents at Beginning of Month S122,706 \$122,706				
41 Principal Payments 42				***************************************
42 43 Net Cash Provided (Used) by Financing Activities \$0 \$0 44 Net Increase (Decrease) in Cash and Cash Equivalents \$0 \$0 45 Cash and Cash Equivalents at Beginning of Month \$122,706				
Net Cash Provided (Used) by Financing Activities \$0 \$0 44 Net Increase (Decrease) in Cash and Cash Equivalents \$0 \$0 45 Cash and Cash Equivalents at Beginning of Month \$122,706		Principal Payments		
44 Net Increase (Decrease) in Cash and Cash Equivalents \$0 \$0 45 Cash and Cash Equivalents at Beginning of Month \$122,706				
45 Cash and Cash Equivalents at Beginning of Month \$122,706 \$122,706	43	Net Cash Provided (Used) by Financing Activities		
	44 Ne	t Increase (Decrease) in Cash and Cash Equivalents		\$0
46 Cash and Cash Equivalents at End of Month \$122,706 \$122,706	45 Ca	sh and Cash Equivalents at Beginning of Month	\$122,706	\$122,706
	46 Ca	sh and Cash Equivalents at End of Month	\$122,706	\$122,706

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEVADA

In re: USA Capital Realty Advisors, LLC	Case No.	06-10726-LBR
	CHAPTER 11 MONTHLY OPI (GENERAL BUS	ERATING REPORT SINESS CASE)

	MONTH ENDED:05/31/06	PETITION DATE:	04/13/06	
1.	Debtor in possession (or trustee) hereby submits this Monthly Op the Office of the U.S. Trustee or the Court has approved the Cash Dollars reported in \$1			f checked here
	1	End of Current	End of Prior	
2.	Asset and Liability Structure	Month	Month	As of April 13, 2006
	a. Current Assets	\$1,234,707	\$1,224,955	•
	b. Total Assets	\$1,398,382	\$1,389,089	\$1,272,125
	c. Current Liabilities	\$129,295	\$992	<u> </u>
	d. Total Liabilities	\$254,519	\$126,216	\$125,224
		ENGENERAL TRANSPORT TO SERVICE MANAGEMENT MANAGEMENT AND		Cumulative
3.	Statement of Cash Receipts & Disbursements for Month	Current Month	Prior Month	(Case to Date)
	a. Total Receipts	\$195,273	\$0	\$195,273
	b. Total Disbursements	\$196,290	\$0	\$196,290
	c. Excess (Deficiency) of Receipts Over Disbursements (a - b)	(\$1,017)	\$0	(\$1,017)
	d. Cash Balance Beginning of Month	\$122,706	\$122,706	\$122,706
	e. Cash Balance End of Month (c + d)	\$121,689	\$122,706	\$121,689
			MAN 'S TO THAT TO THE COURSE SHEET SEE TO SEE THE SECOND SHEET SHE	Cumulative
		Current Month	Prior Month	(Case to Date)
4.	Profit/(Loss) from the Statement of Operations	(\$119,010)	\$115,506	(\$3,504)
5.	Account Receivables (Pre and Post Petition)	\$1,113,018	\$1,102,249	
6.	Post-Petition Liabilities	\$129,295	\$992	
7.	Past Due Post-Petition Account Payables (over 30 days)	\$0	\$0	
At tl	ne end of this reporting month:		Yes	No
8.	Have any payments been made on pre-petition debt, other than pa	yments in the normal		X
	course to secured creditors or lessors? (if yes, attach listing include			EN 1000000000000000000000000000000000000
	payment, amount of payment and name of payee)			
9.	Have any payments been made to professionals? (if yes, attach li	sting including date of		X
	payment, amount of payment and name of payee)		(American Marco Americanomo,) Mentro, ja, Julius de 1,5 de 100 mentro de 100 de 100 mentro de 100 d	
10.	If the answer is yes to 8 or 9, were all such payments approved by	the court?		
11.	Have any payments been made to officers, insiders, shareholders,	relatives? (if yes,	X	
	attach listing including date of payment, amount and reason for p	ayment, and name of payee)		
12.	Is the estate insured for replacement cost of assets and for general	liability?		X
13.	Are a plan and disclosure statement on file?			X
14.	Was there any post-petition borrowing during this reporting period	d?		X
15.	tax reporting and tax returns: N/A .	Trustee Quarterly Fees X	-	t for: Post-petition
	(Attach explanation, if post-petition taxes or U.S. Trustee Quarter reporting and tax return filings are not current.)	ly Fees are not paid current	or if post-petition tax	

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry

believe these documents are correct.

Date: <u>7/20/06</u>

Responsible Individual

STATEMENT OF OPERATIONS

(General Business Case)

For the Month Ended 05/31/06

	Current Month			Cumulative	Next Month
Actual	Forecast	<u>Variance</u>		(Case to Date)	Forecast
	(Revenues:		
\$206,042		\$206,042 \$0	1 Gross Sales 2 less: Sales Returns & Allowances	\$322,799	
\$206,042	\$0	\$206,042	2 less. Sales Returns & Anowances 3 Net Sales	\$322,799	\$0
\$0	Ψ0	\$0	4 less: Cost of Goods Sold (Schedule 'B')		
\$206,042	\$0	\$206,042	5 Gross Profit	\$322,799	\$0
		\$0	6 Interest		
		\$0 \$0	7 Other Income: 8		
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		\$0 \$0	9		77 × 200 1
\$206,042	\$0	\$206,042	10 Total Revenues	\$322,799	\$0
			Expenses:		
**************************************		\$0	11 Compensation to Owner(s)/Officer(s)		
		\$0 \$0	12 Salaries 13 Commissions		
		\$0 \$0	14 Contract Labor	**************************************	
			Rent/Lease:		The state of the s
		\$0	15 Personal Property		
		\$0	16 Real Property	**************************************	
0222.010		\$0	17 Insurance	\$322,818	· · · · · · · · · · · · · · · · · · ·
\$322,818	<u></u>	(\$322,818) \$0	18 Management Fees19 Depreciation	\$322,810	***************************************
	<u> </u>		Taxes:		
		\$0	20 Employer Payroll Taxes		
		\$0	21 Real Property Taxes		
	<u> </u>	\$0	22 Other Taxes	£710	
\$459 \$1,775		(\$459) (\$1,775)	23 Other Selling24 Other Administrative	\$719 \$2,766	
\$1,775		\$0	25 Interest	<i>42</i> ,700	
		\$0	26 Other Expenses:		
		\$0	27		
		\$0 \$0	28 29		***************************************
		\$0 \$0	30	an had been a second to the se	
#71MWM177MF	WF 100000007 (1000000000000000000000000000	\$0	31	WIN THE THE WINDS CONTRACTOR OF THE PERSON O	
		\$0	32	Secretaria (19/ N T) Yes Yes November Monton	
**************************************		\$0	33	**************************************	
		\$0	34		W 100 100 100 100 100 100 100 100 100 10
\$325,052	\$0	(\$325,052)	35 Total Expenses	\$326,303	\$0
(\$119,010)	\$0	(\$119,010)	36 Subtotal	(\$3,504)	\$0
			Reorganization Items:		
		\$0	37 Professional Fees		
		\$0	38 Provisions for Rejected Executory Contracts		
	***************************************	\$0_	39 Interest Earned on Accumulated Cash from	*****	
		\$0	Resulting Chp 11 Case 40 Gain or (Loss) from Sale of Equipment		
# 1900 DATE OF THE PROPERTY OF		\$0	41 U.S. Trustee Quarterly Fees		
		\$0	42		
\$0	\$0	\$0	43 Total Reorganization Items	\$0	\$0
(\$119,010)	\$0		44 Net Profit (Loss) Before Federal & State Taxes	(\$3,504)	\$0
	<u> </u>	\$0	45 Federal & State Income Taxes		
(\$119,010)	\$0	\$0	46 Net Profit (Loss)	(\$3,504)	\$0

BALANCE SHEET

(General Business Case)

For the Month Ended 05/31/06

A	SS	e	ts

ASS	Cis	From Schedules	Market Value ¹
	Current Assets	110m Senedares	
1	Cash and cash equivalents - unrestricted		\$121,689
2	Cash and cash equivalents - restricted		
3	Accounts receivable (net)	A	\$1,113,018
4	Inventory	В	\$0
5	Prepaid expenses		
6	Professional retainers		
7	Other:		
8			
9	Total Current Assets		\$1,234,707
	Property and Equipment (Market Value)		
10	Real property	C	\$0_
11	Machinery and equipment	D	\$0_
12	Furniture and fixtures	D	\$0
13	Office equipment	D	\$0
14	Leasehold improvements	D	\$0_
15	Vehicles	D	\$0
16	Other:	D	
17			
18		Ŋ	
19		D	
20		T	
21	Total Property and Equipment		\$0
	Other Assets		
22	Loans to shareholders		
23	Loans to affiliates		
24	Investments		\$147,751
25	Other Personal Property - Prepaids		\$15,924
26			
27			
28	Total Other Assets		\$163,675
29	Total Assets		\$1,398,382

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

1 - The method used to estimate the market value of assets was net book value at the end of the current reporting period as market value has not been determined.

Liabilities and Equity (General Business Case)

Liabilities From Schedules

Post-Petition

Current Liabilities

30	Salaries and wages		
31	Payroll taxes		
32	Real and personal property taxes		
33	Income taxes	•	
34	Sales taxes		
35	Notes payable (short term)		
36	Accounts payable (trade)	Α	\$1,750
37	Real property lease arrearage		
38	Personal property lease arrearage		
39	Accrued professional fees		
40	Current portion of long-term post-petition debt (du	e within 12 months)	0107.545
41	Other: Management fees		\$127,545
42 43		water water	
73			
44	Total Current Liabilities	_	\$129,295
45	Long-Term Post-Petition Debt, Net of Current Portion		
46	Total Post-Petition Liabilities	_	\$129,295
	Pre-Petition Liabilities (allowed amount) ¹		
47	Secured claims ¹	F	\$0
48	Priority unsecured claims ¹	F	\$0
49	General unsecured claims ¹	 F	\$125,224
77	General ansocared claims		4,20,20,
50	Total Pre-Petition Liabilities		\$125,224
51	Total Liabilities	_	\$254,519
	Equity (Deficit)		
52	Retained Earnings/(Deficit) at time of filing		\$1,147,367
53	Capital Stock		
54	Additional paid-in capital		
55	Cumulative profit/(loss) since filing of case		(\$3,504)
56	Post-petition contributions/(distributions) or (draws)		
57			
58	Market value adjustment	_	
59	Total Equity (Deficit)	_	\$1,143,863
60	Total Liabilities and Equity (Deficit)	=	\$1,398,382

NOTE:

^{1 -} Allowed Amounts have not yet been determined and are contigent upon approval from the Bankruptcy Court. The pre-petition liabilities' amounts above reflect the claimed amounts filed on Schedules.

SCHEDULES TO THE BALANCE SHEET

(General Business Case)

Schedule A Accounts Receivable and (Net) Payable

		Accounts Receivable	Accounts Payable	Past Due <u>Post Petition Debt</u>
Receivables and Payables Agings		[Pre and Post Petition] \$81,412	[Post Petition] \$1,750	rost retition Debt
0 -30 Days		\$135,398	\$1,730	
31-60 Days 61-90 Days		\$207,353	<u></u>	\$0
91+ Days		\$688,855		Ψ0
Total accounts receivable/payable		\$1,113,018	\$1,750	
Allowance for doubtful accounts		φ1,113,010	91,730	
Accounts receivable (net)		\$1,113,018		
		Schedule B /Cost of Goods Sold		
Types and Amount of Inventory(ies)	Inventory(ies) Balance at	Cost of Goods Sold		
	End of Month	Inventory Beginning of M	lonth	
	ZING OF WIGHTER	Add -	· ·	W 100 100 100 100 100 100 100 100 100 10
Retail/Restaurants -		Net purchase		
Product for resale		Direct labor		
		Manufacturing overhead		
Distribution -		Freight in		**************************************
Products for resale		Other:		
Manufacturer -				N
Raw Materials		_		
Work-in-progress		Less -		
Finished goods		Inventory End of Month		
		Shrinkage		
Other - Explain		Personal Use		
***************************************		Cost of Goods Sold		\$0
TOTAL	\$0			
Method of Inventory Control		Inventory Valuation Met		
Do you have a functioning perpetual invent Yes No	tory system?	Indicate by a checkmark me	ethod of inventory used	I.
How often do you take a complete physical	inventory?	Valuation methods -		
		FIFO cost		
Weekly		LIFO cost		
Monthly		Lower of cost or market		
Quarterly		Retail method		
Semi-annually		Other		_
Annually		Explain		
Date of last physical inventory was				

Date of next physical inventory is

Schedule C Real Property

Description		Cost	Market Value
Total	100 A	\$0	\$0
	Schedule D Other Depreciable Assets		
Description Machinery & Equipment -		Cost	Market Value
Total		\$0	\$0
Furniture & Fixtures -			
Total		\$0	\$0
Office Equipment -			
Total		\$0	\$0
Leasehold Improvements -			
Total		\$0	\$0
Vehicles -			
		Name of the second seco	
Total		\$0	\$0

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Schedule E Aging of Post-Petition Taxes (As of End of the Current Reporting Period)

Taxes Payable	<u>0-30 Days</u>	31-60 Days	61-90 Days	91+ Days	<u>Total</u>
Federal					
Income Tax Withholding				***************************************	\$0_
FICA - Employee					\$0
FICA - Employer					\$0
Unemployment (FUTA)					\$0
Income					\$0
Other (Attach List)	11000 0 1100000000000000000000000000000				\$0
Total Federal Taxes	\$0	\$0	\$0	\$0	\$0
State and Local					
Income Tax Withholding					\$0
Unemployment (UT)					\$0
Disability Insurance (DI)					\$0
Empl. Training Tax (ETT)	Annual Park International of Parks				\$0
Sales					\$0
Excise					\$0
Real property	***************************************				\$0
Personal property					\$0
Income				The state of the s	\$0
Other (Attach List)	***************************************				\$0
Total State & Local Taxes	\$0	\$0	\$0	\$0	. \$0
Total Taxes	\$0	\$0	\$0	\$0	\$0

Schedule F Pre-Petition Liabilities

	Claimed*	Allowed ⁻
List Total Claims For Each Classification -	<u>Amount</u>	Amount (b)
Secured claims (a)		
Priority claims other than taxes		
Priority tax claims		
General unsecured claims	\$125,224	

- (a) List total amount of claims even it under secured.
- (b) Estimated amount of claim to be allowed after compromise or litigation. As an example, you are a defendant in a lawsuit alleging damage of \$10,000,000 and a proof of claim is filed in that amount. You believe that you can settle the case for a claim of \$3,000,000. For Schedule F reporting purposes you should list \$10,000,000 as the Claimed Amount and \$3,000,000 as the Allowed Amount.

Schedule G Rental Income Information Not applicable to General Business Cases

Schedule H Recapitulation of Funds Held at End of Month

	Account 1	Account 2	Account 3	Account 4
Bank	Bank of America			
Account Type	Analyzed Checking			
Account No.	3755532422			
Account Purpose	General			
Balance, End of Month	\$121,689			
Total Funds on Hand for all Accounts	\$121,689			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

NOTES:

- 1 Claimed Amounts reflects amounts filed on schedules and is subject to change as proof of claims are filed and further pre-petition invoices are identified.
- 2 Allowed Amounts have not yet been determined and are contigent upon approval from the Bankruptcy Court.

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Increase/(Decrease) in Cash and Cash Equivalents

For the Month Ended 05/31/06

		Actual <u>Current Month</u>	Cumulative (Case to Date)
Ca	sh Receipts		
1	Rent/Leases Collected		
2	Cash Received from Sales		
3	Interest Received		
4	Borrowings		
5	Funds from Shareholders, Partners, or Other Insiders	***************************************	
6	Capital Contributions		0107.070
7	Management Fees Received from USA Diversified Trust Deed Fund, LLC	\$195,273	\$195,273
8			
9			
10			
11		Annual Marie Control of the Control	
12	Total Cash Receipts	\$195,273	\$195,273
	ash Disbursements		
13	Payments for Inventory		<u> </u>
14	Selling	¢1 017	\$1,017
15	Administrative	\$1,017	\$1,017
16	Capital Expenditures		
17	Principal Payments on Debt Interest Paid		
18			
10	Rent/Lease:		
19	Personal Property Real Property		
20	Amount Paid to Owner(s)/Officer(s)		
21	Salaries		
22	Draws		
23	Commissions/Royalties	1 200	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
2.5	Expense Reimbursements		
25	Other		
26	Salaries/Commissions (less employee withholding)		
27	Management Fees	\$195,273	\$195,273
21	Taxes:		
28	Employee Withholding		
29	Employer Payroll Taxes		
30	Real Property Taxes		
31	Other Taxes		
32	Other Cash Outflows:		
33			
34			
35			
36			
37			
38	Total Cash Disbursements:	\$196,290	\$196,290
39 N e	et Increase (Decrease) in Cash	(\$1,017)	(\$1,017)
40 C a	ash Balance, Beginning of Period	\$122,706	\$122,706
41 C a	ash Balance, End of Period	\$121,689	\$121,689

STATEMENT OF CASH FLOWS

	Cash Flows From Operating Activities	Actual <u>Current Month</u>	Cumulative (Case to Date)
1	Cash Received from Sales		
2	Rent/Leases Collected		
3	Interest Received		
4	Cash Paid to Suppliers		
5	Cash Paid for Selling Expenses		
6	Cash Paid for Administrative Expenses	\$1,017	\$1,017
	Cash Paid for Rents/Leases:		
7	Personal Property		
8	Real Property		
9	Cash Paid for Interest		
10	Cash Paid for Net Payroll and Benefits		****
	Cash Paid to Owner(s)/Officer(s)		
11	Salaries		
12	Draws		
1.3	Commissions/Royalties		
14	Expense Reimbursements		
15	Other		
	Cash Paid for Taxes Paid/Deposited to Tax Acct		
16	Employer Payroll Tax Employee Withholdings		
17	Real Property Taxes		
18	Other Taxes		
19 20	Cash Paid for General Expenses		
21	Management Fees Received from USA Diversified Trust Deed Fund, LLC	(\$195,273)	(\$195,273)
22	Management Fees Paid to USA Commercial Mortgage Company	\$195,273	\$195,273
23			
24			
25			
26			
27	Net Cash Provided (Used) by Operating Activities before Reorganization Items	(\$1,017)	(\$1,017)
	Cash Flows From Reorganization Items		
28	Interest Received on Cash Accumulated Due to Chp 11 Case		
29	Professional Fees Paid for Services in Connection with Chp 11 Case		
30	U.S. Trustee Quarterly Fees		
31			
32	Net Cash Provided (Used) by Reorganization Items		\$0
33	Net Cash Provided (Used) for Operating Activities and Reorganization Items	(\$1,017)	(\$1,017)
	Cash Flows From Investing Activities		
34	Capital Expenditures		
35	Proceeds from Sales of Capital Goods due to Chp 11 Case		
36			
37	Net Cash Provided (Used) by Investing Activities	\$0	\$0
	Cash Flows From Financing Activities		
38	Net Borrowings (Except Insiders)		
39	Net Borrowings from Shareholders, Partners, or Other Insiders		
40	Capital Contributions		
41	Principal Payments		
42			
43	Net Cash Provided (Used) by Financing Activities	\$0	\$0
44	Net Increase (Decrease) in Cash and Cash Equivalents	(\$1,017)	(\$1,017)
45	Cash and Cash Equivalents at Beginning of Month	\$122,706	\$122,706
46	Cash and Cash Equivalents at End of Month	\$121,689	\$121,689

USA Capital Realty Advisors, LLC Attachment A - Payments to Insiders May 1, 2006 - May 31, 2006

Date of Payment Name of Payee		Purpose of Payment	Amount of Payment	
5/22/2006 5/23/2006	USA Commercial Mortgage Company USA Commercial Mortgage Company	Management Fees Management Fees	\$	124,629.78 70,643.29
Total Insider	Payments		\$	195,273.07